

DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3343
(JEMSITE DEVELOPMENT, LLC)

The proposed site plan amendment for a Banking and Financial Services use in a GB-S (General business – special use limited) zoning district is inconsistent with the recommendations of the *Legacy Comprehensive Plan* and the *North Suburban Area Plan (2014)*, in that this proposal would remove a previously approved stormwater pond from a development currently under construction and replace it with a bank building and parking. While City stormwater believes the pond may not be “necessary”, under ordinance rules, the area plan recommends using Best Management Practices for stormwater protection (page 48). Additionally, the plan recommends improving or preserving water quality of creeks by protecting natural stream corridors (page 48). Retaining this stormwater pond would help reduce the amount of unfiltered runoff going into the nearby creek. Therefore denial of the request is reasonable and in the public interest because the request would remove a previously approved stormwater pond from a development currently under construction, and the estimated trip generation is higher for the proposed use than for the use shown on the approved site plan.